

BUTLER & STAG

Ink Court, 419 Wick Lane
London

£600,000



Ink Court, London

- River Views / Waterside Development / Landscaped Communal Gardens
- Two Bedroom Two Bathroom
- A1 Status - EWS1 Compliant
- Concierge Service
- Large Private Balcony
- Chain Free
- Hackney Wick And Pudding Mill Lane Stations Close By
- Underground Allocated Parking Space By Separate Negotiation





Set within the Ink Court development on Wick Lane, this well-presented two-bedroom, two-bathroom apartment offers a great combination of space, views and modern living.

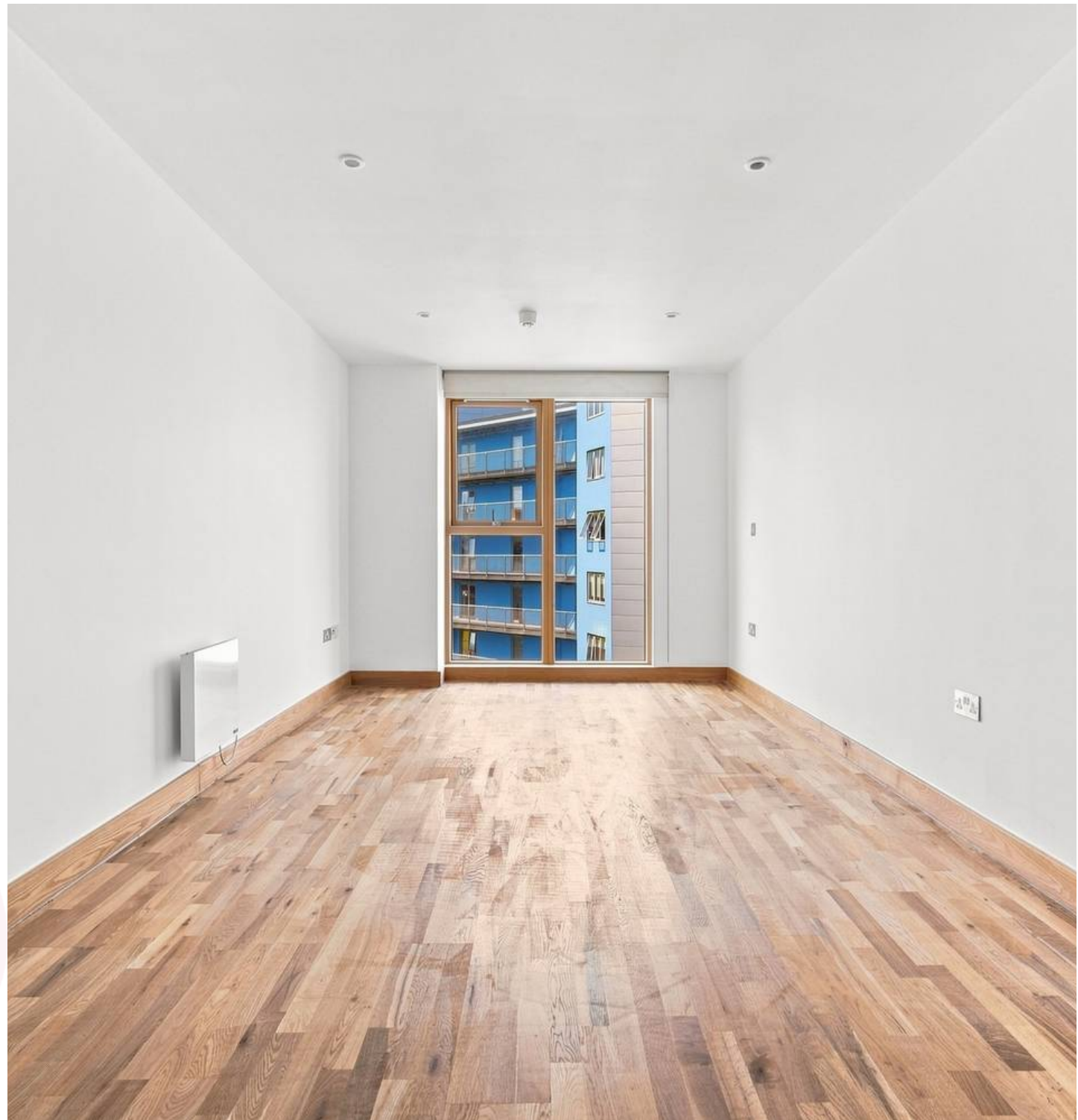
The property spans an impressive 1140 sq ft of internal accommodation. The main feature of the property is the bright open-plan kitchen and reception room, which opens directly onto a large private balcony with uninterrupted canal views and floor to ceiling windows. The kitchen is well equipped with integrated appliances and plenty of storage, while the living space provides a good area for both relaxing and entertaining.

Both bedrooms are a generous size, with the principal bedroom benefiting from a modern en-suite shower room. There is also a separate second bathroom, making the property particularly well suited to couples, sharers or those looking for additional space when working from home.

Further benefits include a concierge service, lift access to all levels and well-maintained communal areas. An allocated underground parking space is available by separate negotiation.

Ink Court is ideally positioned for the ever-popular Hackney Wick and Fish Island area, with its vibrant and growing selection of independent cafés, bars, restaurants and creative spaces all within easy reach and both the Olympic Park and Victoria Park a short stroll away. Hackney Wick and Pudding Mill Lane Station are also close by, providing convenient connections into Stratford and onwards towards the City and Canary Wharf.

Offered **chain free**, this is a great opportunity to secure a well-located two-bedroom apartment with the added benefit of private outdoor space, river views and ever-growing local amenities.

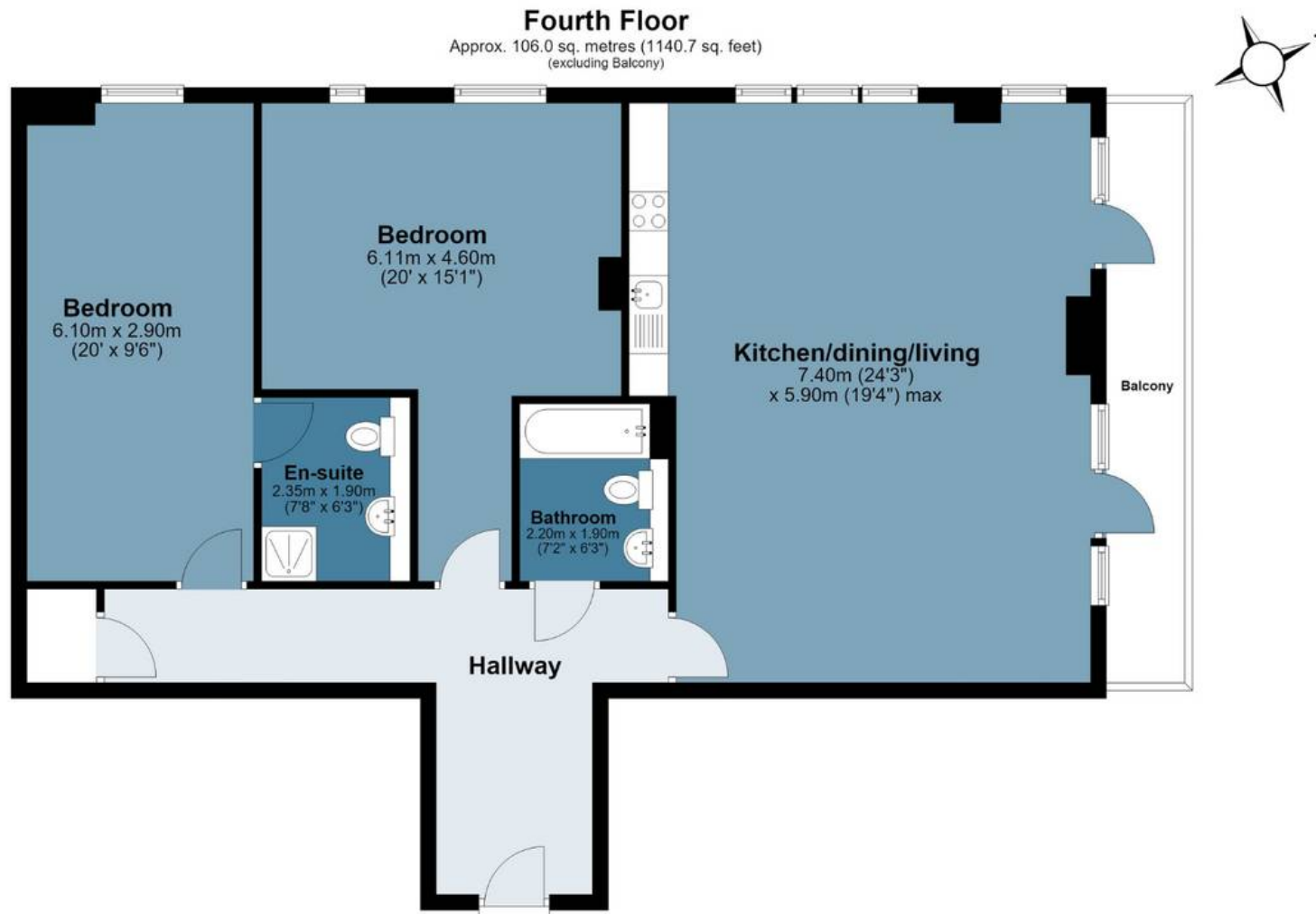






Wick Lane

Approx. Gross Internal Area 106.0 sq. metres (1140.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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